



Satellite Boulevard Hotel Development Site

1240 Satellite Blvd, Suwanee, GA 30024

Confidential Offering Memorandum

**AVISON
YOUNG**

Disclaimer

This Offering Memorandum (“Memorandum”) contains select information pertaining to the Property and the Owner and is provided for informational purposes only. It does not purport to be all-inclusive or to contain all information that a prospective purchaser may require to evaluate a potential acquisition of the Property.

The information contained herein has been obtained from sources believed to be reliable; however, Avison Young and the Owner have not independently verified the information and make no representations or warranties as to the accuracy, completeness, or fitness for any particular purpose. All information is presented “as is,” without representation or warranty of any kind, express or implied. Certain information contained in this Memorandum includes estimates and forward-looking statements based on assumptions regarding the general economy, market conditions, competition, and other factors that are inherently uncertain and subject to change. Actual results may differ materially. All references to acreage, square footage, and other measurements are approximate.

This Memorandum may include summaries of certain documents, including leases and other agreements. These summaries are provided for convenience only and may not be complete or accurate descriptions of the full terms of such documents. Qualified prospective purchasers will be afforded an opportunity to review original documents and to conduct independent due diligence, including inspections of the Property.

Prospective purchasers are encouraged to independently verify all information contained herein and to consult with their own legal, financial, tax, and other professional advisors to determine the suitability of the Property for their objectives. Any reliance on the information contained in this Memorandum shall be solely at the recipient's own risk.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and to terminate discussions at any time without notice. All offers, counteroffers, and negotiations shall be non-binding. Neither Avison Young nor the Owner shall have any legal obligation or commitment unless and until a definitive purchase and sale agreement has been fully executed and delivered by the Owner.

Confidentiality

By accepting and reviewing this Offering Memorandum (“Memorandum”), you acknowledge and agree that:

- (i) the Memorandum is being provided on a confidential basis solely for your limited use in evaluating a potential acquisition of the Property;
- (ii) you will hold the Memorandum and all information contained herein in the strictest confidence;
- (iii) you will not disclose the Memorandum or any of its contents to any third party without the prior written consent of the Owner or Avison Young; and
- (iv) you will not use any portion of the Memorandum in any manner that may be detrimental to the Owner or Avison Young.

If, after reviewing this Memorandum, you do not wish to pursue further interest in the acquisition of the Property, you agree to promptly return or destroy all copies of the Memorandum and any related materials upon request.

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The offering memorandum is not a substitute for buyer's thorough due diligence investigation. Any verification or analysis or information contained herein are solely the responsibility of the recipient. Avison Young and the offeror makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information contained herein. Avison Young and its client expressly disclaim any responsibility for any incompleteness or inaccuracies herein.

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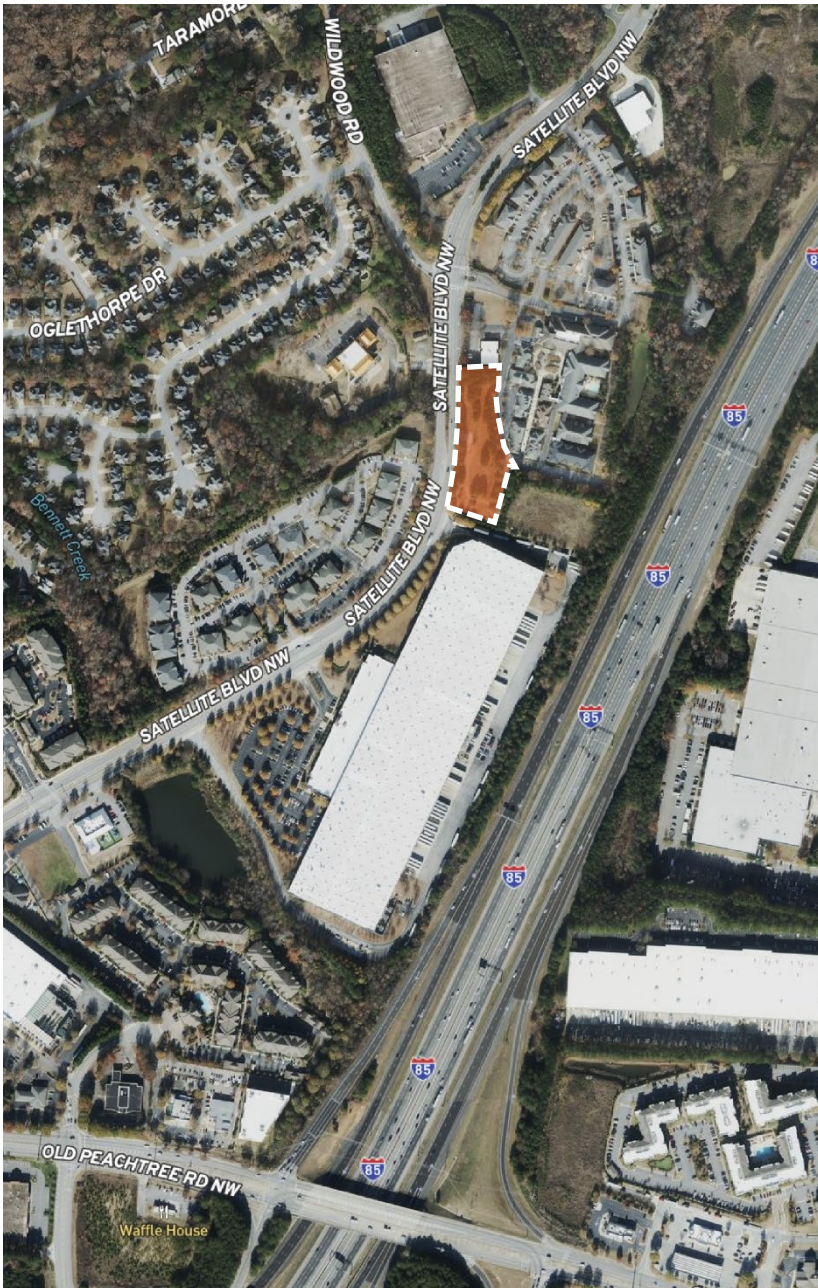
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Offering Overview



Offering Summary

1240 Satellite Boulevard represents a ±2.0-acre commercial development opportunity ideally suited for hospitality use within Gwinnett County's established Sugarloaf office and entertainment corridor. Zoned OI (Office Institutional) and located within the Civic Center Overlay District, the site benefits from a regulatory framework that encourages high-quality development and coordinated design standards.

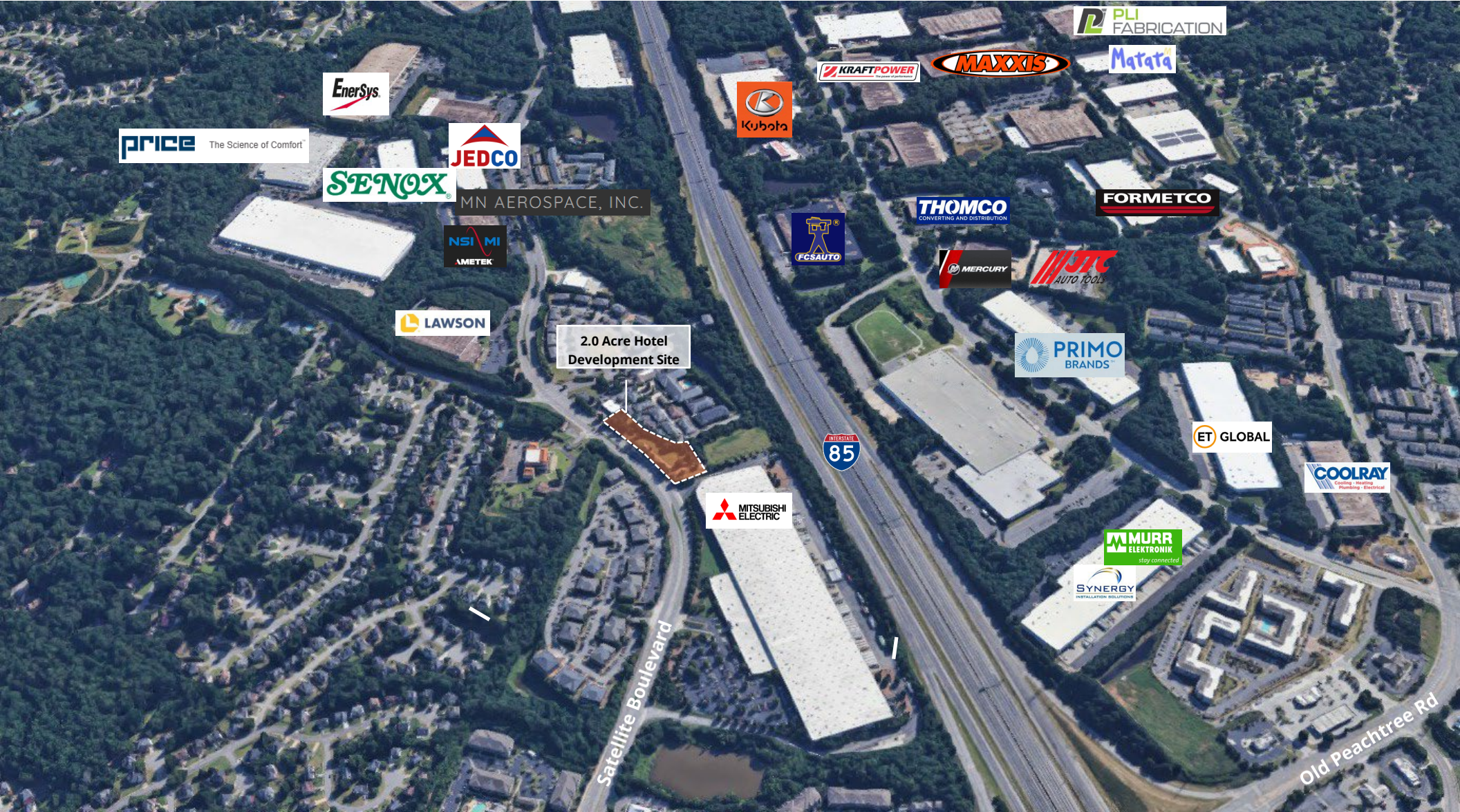
Positioned immediately adjacent to Interstate 85 and major regional thoroughfares including Sugarloaf Parkway and Satellite Boulevard, the property offers excellent accessibility and visibility for hotel development. The surrounding area features a strong mix of corporate office campuses, event venues, medical facilities, and destination retail, supporting consistent demand drivers for lodging and extended-stay accommodations.

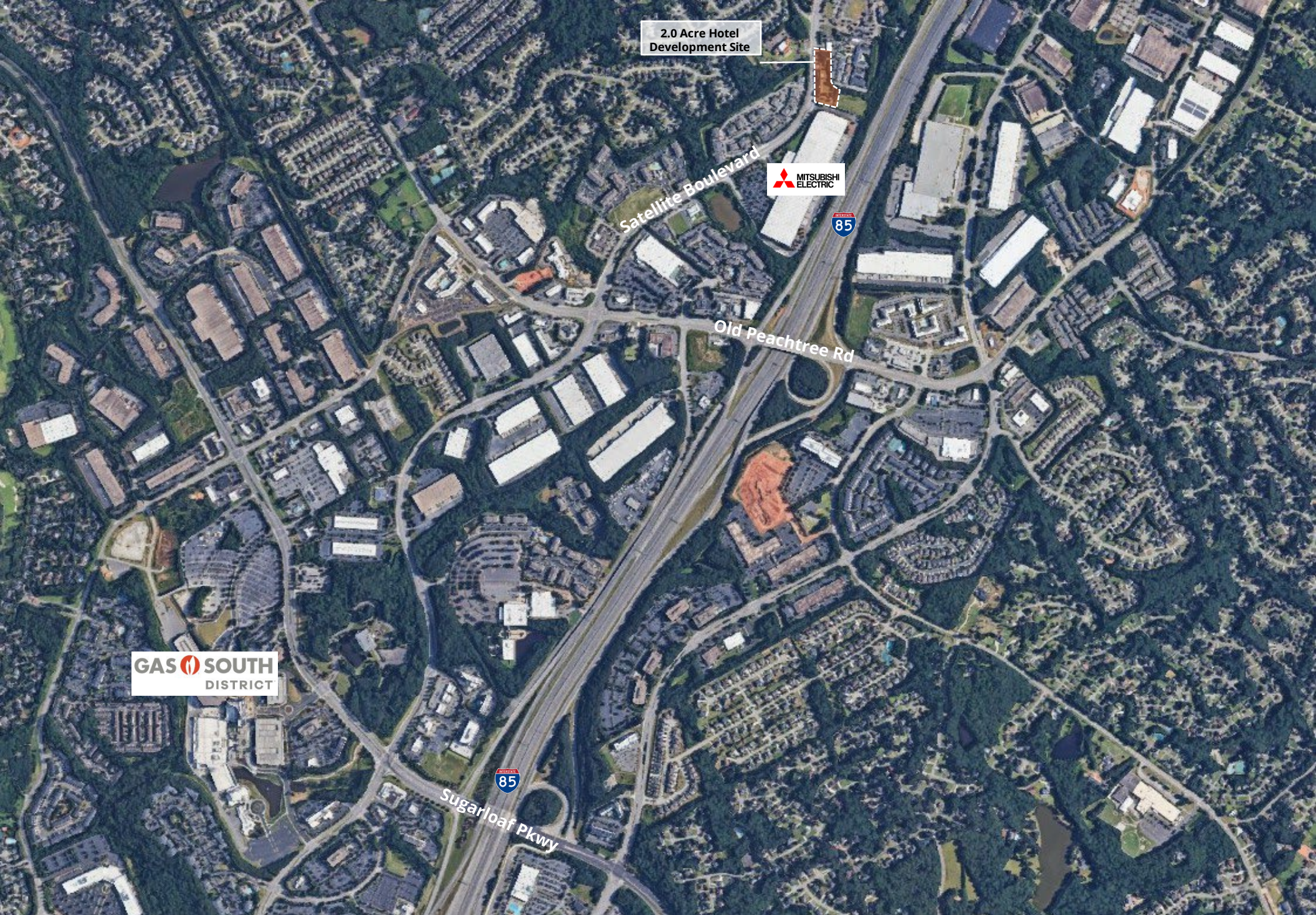
Located within one of Metro Atlanta's most active suburban employment and hospitality nodes, the site presents a compelling opportunity for hotel developers and investors seeking a well-positioned development site with proximity to major traffic corridors, established demand generators, and limited remaining infill opportunities.

Property Address	1240 Satellite Blvd, Suwanee, GA 30024
County	Gwinnett County (Unincorporated)
Parcel ID	R7155 565
Property Type	Commercial Development Land
Primary Positioning	Hotel Development Site
Zoning	OI - Office Institutional
Overlay District	Civic Center Overlay District
Lot Size	±2.0 Acres
Current Use	Vacant Land
Access	Immediate access to I-85, Satellite Blvd, Sugarloaf Pkwy
Surrounding Demand Drivers	Corporate offices, event venues, retail, medical, regional employment centers

Location

The Property sits on Satellite Boulevard next to Mitsubishi Electric and two miles from Gas South Arena. The Gas South district sees 1.5M+ visitors annually generating \$350m in annual visitor spending.





2.0 Acre Hotel
Development Site



GAS SOUTH
DISTRICT



Gas South District | Duluth

ANCHOR DEVELOPMENTS & ECONOMIC DRIVERS



\$1B+

Annual Tourism Impact



1.03m+

Gwinnett Population



\$88,100

Median Household Income

Economic Overview & Regional Dynamics

The Gas South District serves as a major economic and cultural anchor for Duluth, Suwanee, and central Gwinnett County. Located within one of Georgia's fastest-growing and most diverse counties, the area benefits from a population exceeding one million and a strong employment base across healthcare, logistics, manufacturing, education, and professional services. Proximity to I-85 and the Atlanta metro supports connectivity, business growth, and ongoing public-private investment.

Gas South District & Tourism Impact

The Gas South Arena, Convention Center, and Theater function as primary tourism drivers for northeast metro Atlanta, hosting concerts, sporting events, trade shows, and cultural programming that attract over one million visitors annually. Event activity generates consistent demand for nearby restaurants, retail, hospitality, and service businesses while reinforcing the district's role as a regional destination.

Business Mix & Industry Trends

The Duluth and Suwanee submarkets feature a diverse commercial base including retail, dining, light industrial, and professional services. Regional headquarters, logistics firms, advanced manufacturing, and growing data infrastructure support employment growth and long-term economic stability.

Technology, Workforce & Economic Drivers

Gwinnett County's educated and diversified workforce, combined with lower operating costs and strong transportation access, continues to attract technology, healthcare, and logistics-related growth, capturing spillover demand from nearby Atlanta and Alpharetta markets.

Tourism, Hotel Demand & Market Outlook

Hotel demand is driven by event programming, conventions, and regional business travel, supporting strong weekend and weekday occupancy. Continued investment in venues and surrounding mixed-use development is expected to sustain long-term visitation and stable commercial real estate performance.

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